

Jeff Watson

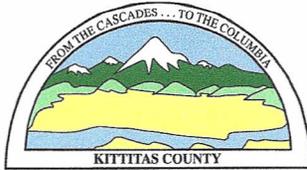
From: Jeff Watson
Sent: Thursday, July 26, 2012 2:32 PM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: BL-12-00002 Stillwell

[BL-12-00002 Stillwell](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

July 26, 2012

Ken Stillwell
11616 28th Ave. E
Tacoma, WA 98445

RE: Stillwell Boundary Line Adjustment, BL-12-00002

Map Number 19-20-21000-0002 Parcel Number 548634
Map Number 19-20-21000-0021 Parcel Number 798634

Dear Mr. Stillwell,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Assessor's Office on June 29, 2012 to finalize the boundary line adjustment.

If you have any questions or need assistance, please contact our office at 509-933-8274.

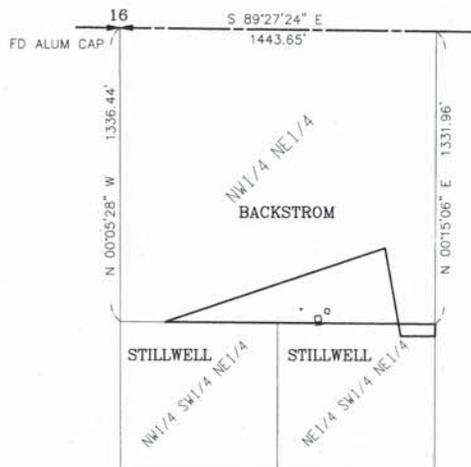
Sincerely,

Jeff Watson
Staff Planner

CC via E-Mail to: Chuck Cruse cruseandassoc@kvalley.com
John Backstrom john@spnw.com

BL-12-00012 Roberto Master File @ \\arda\Teams\CDS\Projects\BLAs\BL 2012\BL-12-00012 Roberto

PART OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 19 NORTH, RANGE 20 EAST, W.M.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- x — FENCE

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 37 OF SURVEYS, PAGES 143-144.
4. THESE PARCELS ARE EXEMPT FROM THE KITTITAS CO. SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(1).

LEGAL DESCRIPTIONS

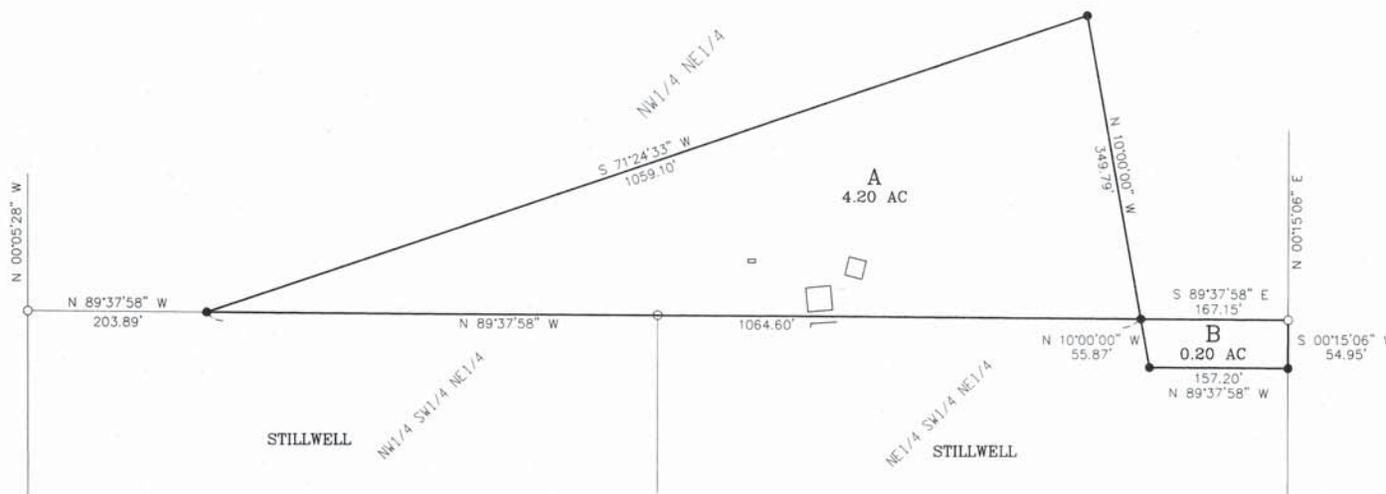
ORIGINAL PARCELS - AFN'S 201004270001,
200005100024 & 199702100034

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY RECORDED JUNE 5, 2012 IN BOOK 38 OF SURVEYS, PAGE 19, UNDER AUDITOR'S FILE NO. 20120605-2211, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY RECORDED JUNE 5, 2012 IN BOOK 38 OF SURVEYS, PAGE 19, UNDER AUDITOR'S FILE NO. 20120605-2211, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



AUDITOR'S CERTIFICATE

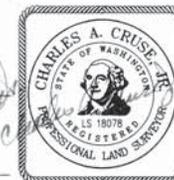
Filed for record this 5TH day of JUNE,
2012, at 1:26 P.M., in Book 38 of Surveys at
page(s) 19 at the request of Cruse & Associates.

JERALD V. PETTIT BY: *K. Cruse*
KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of KEN STILLWELL & JOHN BACKSTROM in MAY of 2012.

Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078



6-5-12
DATE

RECEIVED
JUN 08 2012
KITTITAS COUNTY
COS

	X	
	X	

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
STILLWELL/BACKSTROM PROP.

CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

STILLWELL/BACKSTROM BLA DESCRIPTIONS
7/2/12



Backstrom New Description

The Northwest Quarter of the Northeast Quarter of Section 21, Township 19 North, Range 20 East, W.M., in the County of Kittitas, State of Washington;

AND Parcel B of that certain survey recorded June 5, 2012 in Book 38 of Surveys, page 19, under Auditor's File No. 201206050011, Records of Kittitas County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 21, Township 19 North, Range 20 East, W.M., in the County of Kittitas, State of Washington;

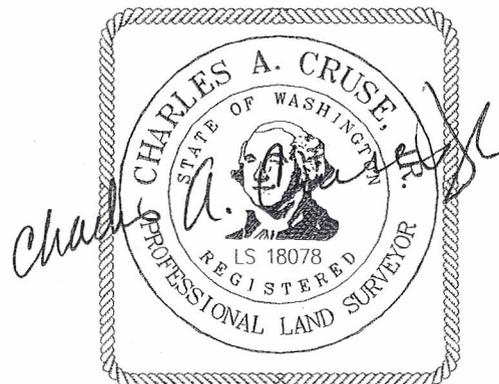
EXCEPT Parcel A of that certain survey recorded June 5, 2012 in Book 38 of Surveys, page 19, under Auditor's File No. 201206050011, Records of Kittitas County, Washington; being a portion of the Northwest Quarter of the Northeast Quarter of Section 21, Township 19 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Stillwell New Description

The Northeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 21, Township 19 North, Range 20 East, W.M., in the County of Kittitas, State of Washington;

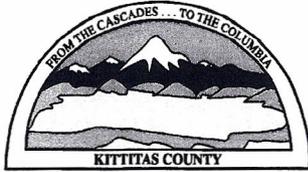
AND Parcel A of that certain survey recorded June 5, 2012 in Book 38 of Surveys, page 19, under Auditor's File No. 201206050011, Records of Kittitas County, Washington; being a portion of the Northwest Quarter of the Northeast Quarter of Section 21, Township 19 North, Range 20 East, W.M., in the County of Kittitas, State of Washington;

EXCEPT Parcel B of that certain survey recorded June 5, 2012 in Book 38 of Surveys, page 19, under Auditor's File No. 201206050011, Records of Kittitas County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 21, Township 19 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.



7-2-12





KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

March 14, 2012

Ken Stillwell
11616 28th Ave. E
Tacoma, WA 98445

John Backstrom
4105 Airport Way S.
Seattle, WA 98108

Chuck Cruse
P.O. Box 959
Ellensburg, WA 98926

RE: Stillwell Boundary Line Adjustment, BL-12-00002

Map Number	19-20-21000-0002	Parcel Number	548634
Map Number	19-20-21000-0021	Parcel Number	798634

Dear Mr. Stillwell, Mr. Bacstrom and Mr. Cruse,

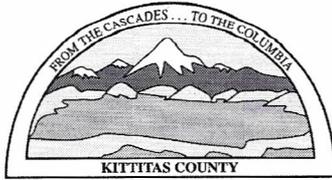
Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the boundary line adjustment and must be submitted to our offices for review:

1. Final acreage of both parcels needs to be included with new legal descriptions provided.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. Please refer to the attached Kittitas County Public Works comment memos for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 962-7637.

Sincerely,

Dan Valoff
Staff Planner



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

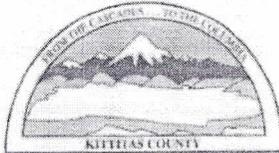
TO: Dan Valoff, CDS
FROM: Christina Wollman, Planner II *aw*
DATE: March 14, 2012
SUBJECT: Stillwell BL-12-00002

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

Our department recommends final approval with the following conditions:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

BL-12-00002

BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.055)



NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

Note: a separate application must be filed for each boundary line adjustment request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- For preliminary approval, please submit a sketch containing the following elements.
 1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
 2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
 3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.
Example: Parcel
 4. A - The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- For final approval (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

APPLICATION FEES:

- \$225.00 Kittitas County Community Development Services (KCCDS)
- \$90.00 Kittitas County Department of Public Works
- \$65.00 Kittitas County Fire Marshal
- \$125.00 Kittitas County Public Health Department Environmental Health

- \$505.00 Total fees due for this application** (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 1-25-12	RECEIPT # 13369	
DATE STAMP IN BOX			

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-24-2011

Page 1 of 3

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor COMPAS Information about the parcels.

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form
Name: Ken Stillwell / Backstrom
Mailing Address: 11616 28th AVE E
City/State/ZIP: TACOMA, WA 98445
Day Time Phone: (253) 475-3334
Email Address: CHIRODOC47@GMAIL.COM

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.
Agent Name: Chuck Cruse
Mailing Address: P.O. BX 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: cruseandassoc@kvalley.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.
Name: John Backstrom
Mailing Address: 4105 Airport Way S
City/State/ZIP: Seattle WA 98108
Day Time Phone: 206-957-1814 / 206-910-0493 C
Email Address: john@spnw.com

4. **Street address of property:**
Address: Colockum Rd.
City/State/ZIP: Ellensburg, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**
PART OF NE 1/4 SEC 21, T 19N, R 20E WM

6. **Property size:** 10 1/2 (acres)

7. **Land Use Information:** Zoning: F&R Comp Plan Land Use Designation: RURAL

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage
(1 parcel number per line)

New Acreage
(Survey Vol. ____, Pg ____)

19-20-21000-0002 - 40.00

36.00

19-20-21000-0021 - 10.00

14.00

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

NOTICE: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcel receiving approval for a Boundary Line Adjustment.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X Charles A. Crouch (date) 1-5-12

X K. R. Stulwell (date) 1-7-12

(DATE) 1/18/12

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

TREASURER'S OFFICE REVIEW

Tax Status: 2012 paid in full By: A. Jogle

Date: 7/26/12

COMMUNITY DEVELOPMENT SERVICES REVIEW

() This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No

Card #: -

Parcel Creation Date: -

Last Split Date: -

Current Zoning District: Forest & Range

Preliminary Approval Date: 3/14/2012

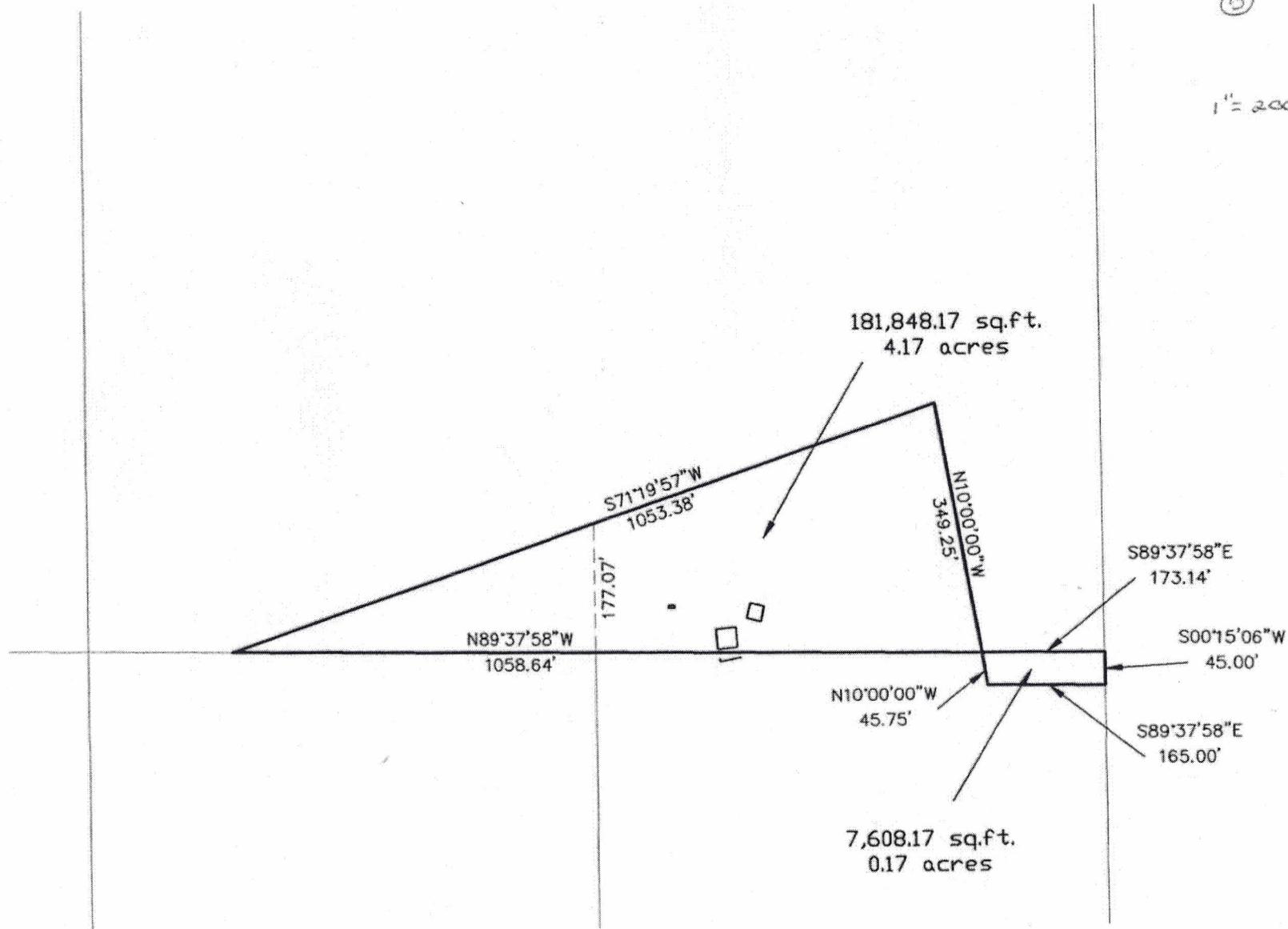
By: Dan Zaleff

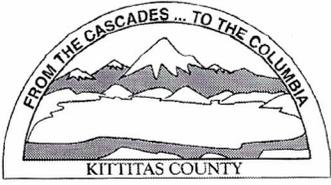
Final Approval Date: 7/26/2012

By: [Signature]

5

1" = 200'





KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00013369

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 025084

Date: 1/25/2012

Applicant: STILLWELL, KENNETH R ETUX

Type: check # 19788

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-12-00002	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-12-00002	BLA MAJOR FM FEE	65.00
BL-12-00002	PUBLIC WORKS BLA	90.00
BL-12-00002	ENVIRONMENTAL HEALTH BLA	125.00
	Total:	505.00